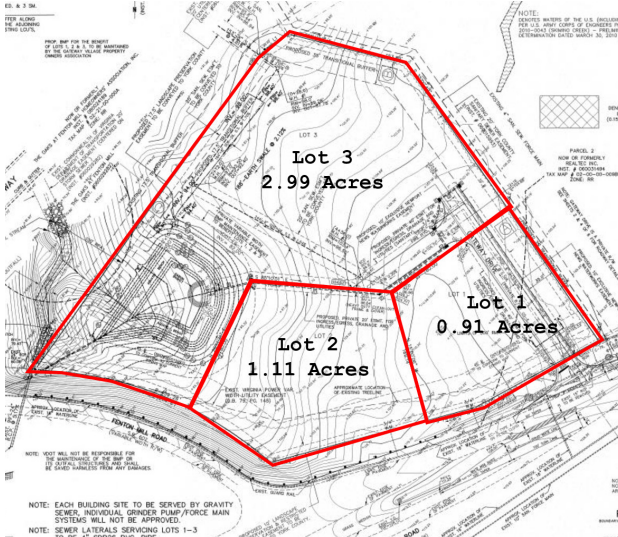


Subdividable 5.1 Acres of Pad Ready Commercial Land at the Lightfoot Interchange

Office/Service, Child Care, Urgent Care and Other Neighborhood Uses

FOR SALE



1001 NEWMAN ROAD

WILLIAMSBURG, VA 23188

\$350,000 for 0.91 AC ("Lot 1")

\$350,000 for 1.11 AC ("Lot 2")

\$300,000 for 2.99 AC ("Lot 3")

Or \$900,000 for the whole 5.1 AC



PROPERTY HIGHLIGHTS

- ✓ PUBLIC UTILITIES AVAILABLE
- ✓ GRADED SITE WITH RETENTION POND
- ✓ 2 MILES FROM SENTARA REGIONAL MEDICAL CENTER

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**FENTON HOLLOW
NEIGHBORHOOD**

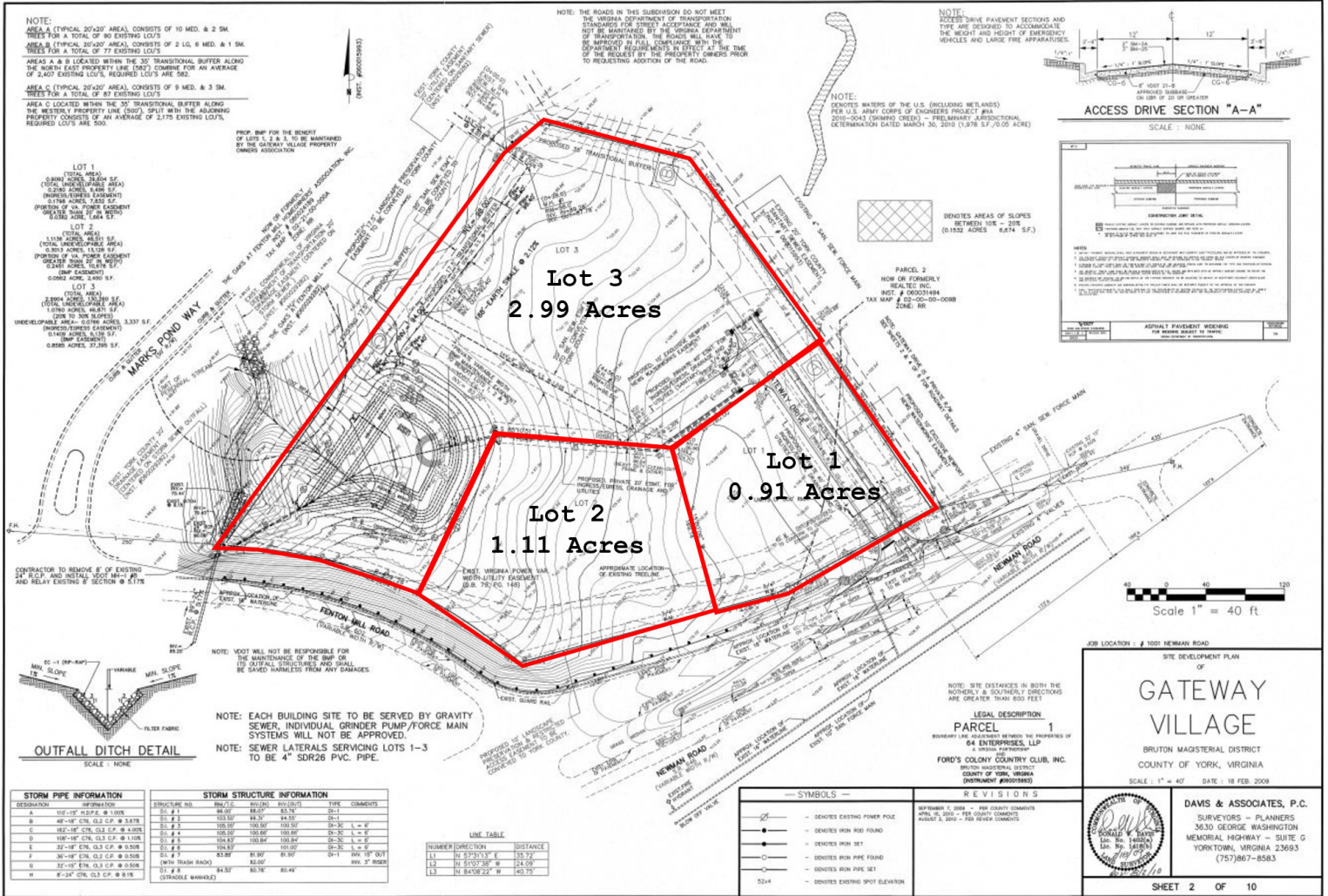
Located at the northeast quadrant of the I-64 Lightfoot interchange, 1001 Newman Road is uniquely located at the front door to Williamsburg. The pad ready 5.1-acre site, which can be subdivided into smaller lots, is surrounded by high end residential and just 2 miles from Sentara Regional and the Rt. 60 commercial corridor.

The LB zoning makes it ideally suited for neighborhood office/ service uses including child care, urgent care, banks, funeral home and neighborhood retail. Senior housing could also be allowed by special use permit.

QUICK FACTS

ADDRESS	1001 Newman Road, Williamsburg, VA 23188
PID	C20B31842547
ZONING	LB
LOT SIZE	5.103 AC
SALE PRICE	\$350,000 for 0.91 AC ("Lot 1") \$350,000 for 1.11 AC ("Lot 2") \$300,000 for 2.99 AC ("Lot 3") Or \$900,000 for the whole 5.1 AC

Former development to subdivide the site into 3 lots.
This plan could be revived.





Williamsburg

Williamsburg is a thriving hub where history meets opportunity, offering an exceptional environment for businesses to flourish. With its prime location in a high-demand area, this vibrant city attracts a steady stream of tourists, students, and professionals, creating a dynamic and diverse market. Boasting excellent connectivity, a robust local economy, and a supportive business community, Williamsburg provides the perfect foundation for growth. Its blend of historic charm and modern amenities ensures an appealing and productive setting for any enterprise looking to make its mark in this iconic destination.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENTS



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